

T ☐ THOMASON
C ☐ CONSULTING
E ☐ ENGINEERS

May 30, 2006

001-05036

City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89118

Reference: Holly Ferrell (Sapphire Springs)

On Behalf of Richmond American Homes we respectfully request a review of condition #9 of SDR 6727 date 7-26-05. That provision addresses 8 foot perimeter walls. The condition is written so as to allow the measurement of perimeter wall height by calculating "from the side of the wall with the least vertical exposure above finished grade, unless otherwise stipulated." This language has led to confusion. RAH interprets the plain meaning of the sentence to be, in effect, that the measurement is taken from the shorter of the two sides of the perimeter wall.

At present, all the perimeter walls measure 8 feet in height or less, regardless of which side is measured. Because much of the perimeter wall functions as a retaining wall of 24" to 36", if measured from the "short" side the walls are only 5-6 feet in height.

RAH has determined that adding 2 feet in height to the perimeter walls constitutes, in this case, a sound business practice which will benefit the consumer. Doing so might result in a circumstance where a dispute could arise concerning whether the walls meet the 8 foot maximum if measured by the short side. Consequently, in order to avoid such confusion, RAH requests that condition #9 be revised to state that "No perimeter wall shall exceed 11 feet in height as measured from the finished grade on either side of the wall, unless other wise stipulated."

Please place on the next available Planning Commission.

Sincerely,

Sonia Macias
Project Coordinator

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

RECEIVED

MAY 30 2006

RDC-13878